

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Roberta Moore, Planner I

SUBJECT: Special Permit, SE 4-2-03, United Jewish Community of Broward County, 5890 South Pine Island Road, Generally located at the northeast corner of Stirling Road and Pine Island Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SE 4-2-03 Jewish Federation Community Center, 5890 South Pine Island Road (CF, Community Facilities)

REPORT IN BRIEF: The applicant is proposing to create a Community Business Enterprise Zone (CBEZ) that would house a mentoring program that would assist the start up of professionals and allied service providers emerging in the community. The proposed CBEZ will be a pilot program with a five (5) year term. The area will be limited to approximately 11,369 square feet of the existing office building and the hours of operation will be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.

The goal of the CBEZ program is to develop business and civic leaders that understand that the dynamics between the social structure and the business infrastructure of the community needs to be nurtured concurrently. The zoning of the subject parcel, CF, Community Facilities, does not allow, as of right, commercial office uses. Recognizing this, the establishment of an incubator type program allows for lower rents targeted to entrepreneurs that are consistent with the goal of the CF zoning district intent and land use policies.

The anticipated businesses that would be involved with this program would be, but not limited to, accountants, architects, business consultants, engineers, planning consultants, therapists, and other non-medical office type users.

There is no exterior signage proposed for the building or the windows, thus the facade of the building will remain as approved per SP 7-2-01.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 11, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to deny (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report, Justification, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	United Jewish Community of Broward County	Name:	Manuel Synalovski, AIA
Address:	5890 South Pine Island Road	Address:	3950 N. 46 Avenue
City:	Davie, Florida 33328	City:	Hollywood, Florida 33021
Phone:	(954) 252-6916	Phone:	(954) 961-6806

Background Information

Date of Notification: June 3, 2003 **Number of Notifications:** 49

Application History: No deferrals have been requested.

Application Request: Section 12-35 Special Uses allows for unique and unanticipated uses to be reviewed as a Special Permit. United Jewish Community of Broward County has asked for a Special Permit to allow for a Community Business Enterprise Zone to be housed in their 31,369 square foot office building. The purpose of this program is to mentor the start up of professional and allied service providers that are emerging in the community.

Address/Location: 5890 South Pine Island Road / Generally located at the northeast corner of Stirling Road and Pine Island Road.

Future Land Use Plan Designation: Community Facility

Zoning: CF, Community Facility

Existing Use: Office building

Proposed Use: Office building that would house a Community Business Enterprise Zone. The program would mentor the start up of professionals and allied service providers that are emerging in the community.

Parcel Size: 16.37 acres (713,470.50 square feet)

Surrounding Uses:

North: Lake
South: Vacant
East: United Jewish Community of
Broward County / Nursery
West: Cooper City / Residential

Surrounding Land**Use Plan Designation:**

Community Facilities
Residential (1 DU/AC)
Residential (3 DU/AC)
Residential

Surrounding Zoning:

North: CF, Community Facilities
South: A-1, Agricultural District and CF, Community Facilities
East: CF, Community Facilities and A-1, Agricultural District
West: Cooper City

Zoning History

Related Zoning History: A rezoning request (ZB 5-3-99) was approved by Town Council on September 1, 1999, to change the zoning on the subject site from A-1, Agricultural District to CF, Community Facilities.

Previous Request on same property: SP 7-2-01, David Posnack Jewish Community Center was approved on November 7, 2001 by Town Council. P 5-2-99, Posnack Campus Plat was approved on September 1, 1999 by Town Council.

Application Details

The applicant is proposing to create a Community Business Enterprise Zone (CBEZ) that would house a mentoring program that would assist the start up of professionals and allied service providers emerging in the community. The proposed CBEZ will be a pilot program with a five (5) year term. The area will be limited to approximately 11,369 square feet of the existing office building and the hours of operation will be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.

Applicable Codes and Ordinances

Section 12-35 Special Uses allows for unique and unanticipated uses to be reviewed as a Special Permit.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 10. This planning area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Commercial development of retail centers and office buildings line the west side of the University Drive corridor. The east side of this corridor is development and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park - zoned lands on the southern half. Commercial

development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses of varying scales, a Girl Scout campground facility, and a private school. The Town is optimistic in the potential expansion of commercial uses within this planning area, given the increased accessibility provided by Pine Island Road, and potential development of agricultural lands in the years to come.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Policy 13-1: The Community Facilities category shall provide for the development of a wide range of activity centers necessary to satisfy the demands of the existing and future Town populations.

Findings of Fact

Review for Special Permits:

Section 12-308(A)(1)(a):

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (ii) The proposed change will not create an unrelated an incompatible use;
- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;
- (iv) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
- (v) The proposed change will not adversely affect surrounding property values;
- (vi) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (vii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

Staff Analysis

The goal of the Community Business Enterprise Zone program is to develop business and civic leaders that understand that the dynamics between the social structure and the business

infrastructure of the community needs to be nurtured concurrently. The proposed program will be a pilot program for a five (5) year period and will be limited to approximately 11,369 square feet of the existing office building. The zoning of the subject parcel, CF, Community Facilities, does not allow, as of right, commercial office uses. Recognizing this, the establishment of an incubator type program allows for lower rents targeted to entrepreneurs that are consistent with the goal of the CF zoning district intent and land use policies.

The anticipated businesses that would be involved with this program would be, but not limited to, accountants, architects, business consultants, engineers, planning consultants, therapists, and other non-medical office type users.

The Community Facilities category provides for a variety of educational, religious, governmental, civic and cultural, and medical uses necessary to adequately serve the community and subregion. Although, the Site Plan was not approved for business operation, an incubator program that is targeted for entrepreneurs, is consistent with the intent of the Community Facilities zoning district.

The Jewish Community Center (JCC) is located at the intersection of Pine Island Road and Stirling Road ensuring for the accessibility via public and private transportation, thus not creating an impact to the surrounding residential communities.

There is no exterior signage proposed for the building or the windows, thus the facade of the building will remain as approved per SP 7-2-01.

The intent of Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed Community Business Enterprise Zone poses minimal negative impacts on the surrounding area.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendations

At the June 11, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to deny (Motion carried 5-0).

Exhibits

1. Justification
2. Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

SYNALOVSKI GUTIERREZ ROMANIK ARCHITECTS, INC.

Manuel Synalovski, AIA • Jorge Gutierrez, AIA • Merrill Romanik, AIA • Carlos V. Gonzalez, AIA • Pamela Krayner, AIA • Nikolay Ryaboy

Special Permit Justification Narrative

As per Section 12.35 of the Town of Davie Land Development Code, we offer the following narrative as justification for the requested special permit.

The United Jewish Community of Broward County (UJCBC), formerly known as the Jewish Federation of Broward County, has developed a +/- 31,369 S.F. office building to house the many programs and agencies serving the Broward Community.

Among the unique and special activities envisioned to be "housed" at the above facility is the **Community Business Enterprise Zone (CBEZ)**. This program intends to mentor the start up of professionals and allied service providers emerging in the community.

The proposed **CBEZ** will be a pilot program with a five (5) year term. Anticipating its need and success, an additional five (5) year extension may be requested. The program area will be limited to +/- 11,369 S.F. of the existing office building and the hours of operation will be limited to 8:00 a.m. through 5:00 p.m., Monday through Friday.

The fact that these businesses will share space with the UJCBC, will allow them to further develop their involvement and commitment in support of the humanitarian and spiritual network of our community.

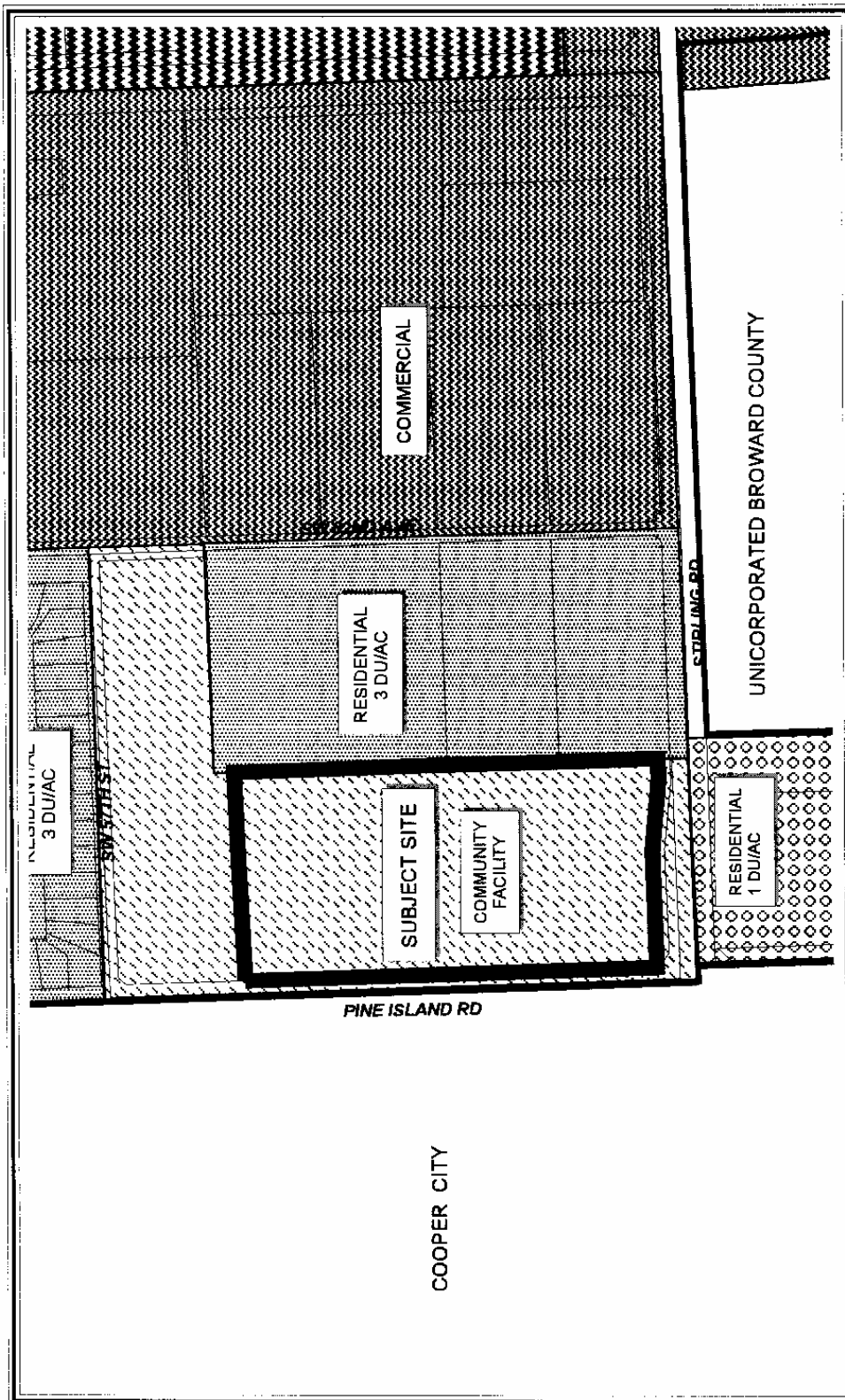
We anticipate office users such as: accountants, architects, attorneys, business consultants, engineers, insurance consultants, investment consultants, planning consultants, technology consultants, therapists, and other non-medical office type users. The existing parking shall satisfy any required parking for the office type users.

The unique goal of this program is to develop a new wave of business and civic leaders that understand that the dynamics between the social structure and the business infrastructure of our community needs to be nurtured concurrently. In order to promote this, and integrate business into the larger community, each CBEZ user will be required to belong to a minimum of one (1) civic organization in the Broward Community and commit a minimum of forty-eight (48) hours of community services a year. Without this, the quality of life of the community will never achieve its greatest potential.



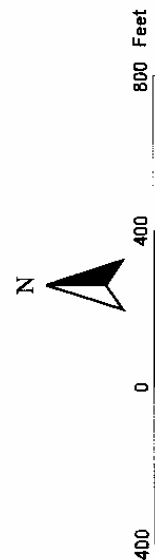
Architecture • Planning • Interior Design

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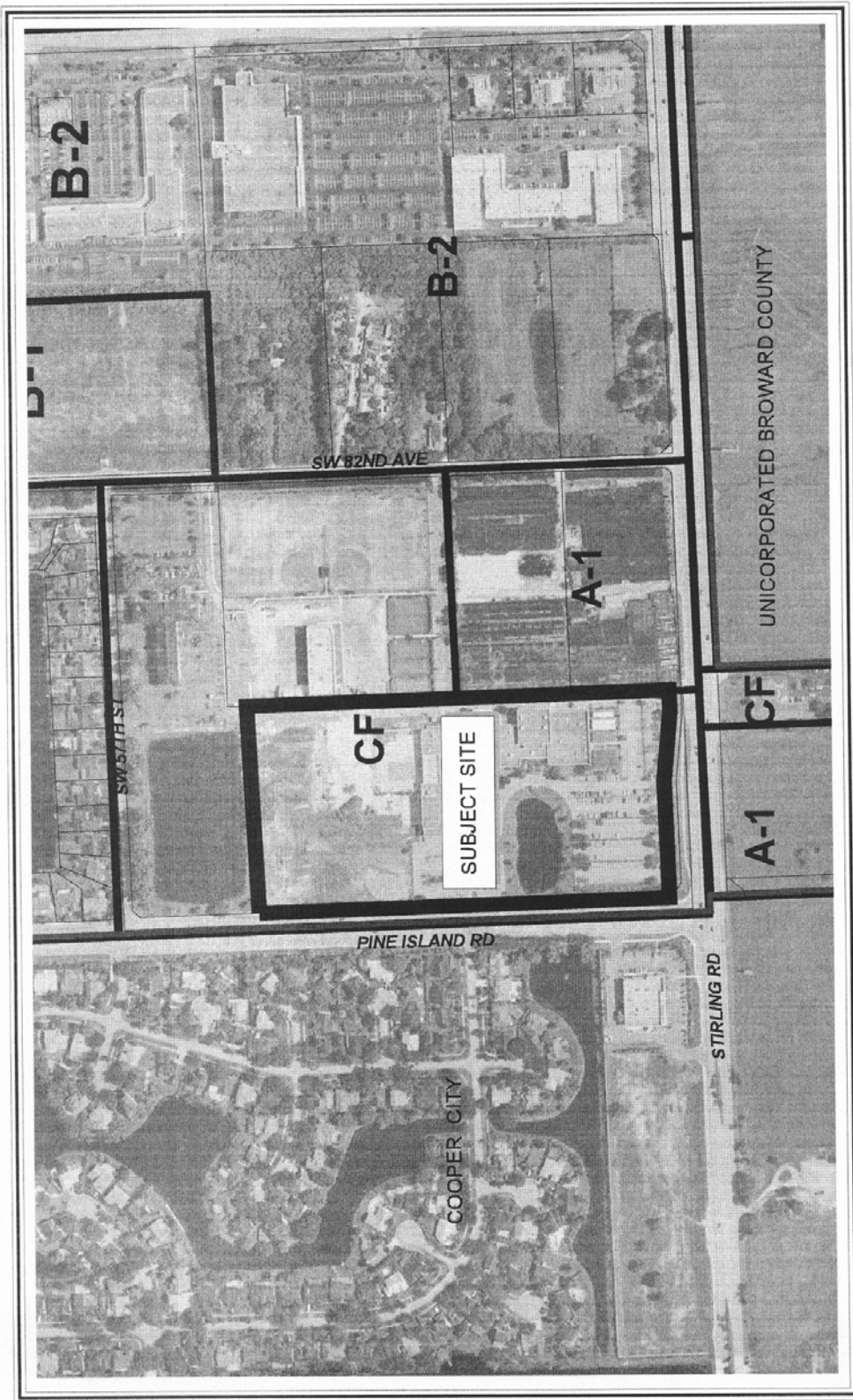


SPECIAL PERMIT SE 4-2-03 Future Land Use Map

Prepared by: ID
Date Prepared: 5/9/03

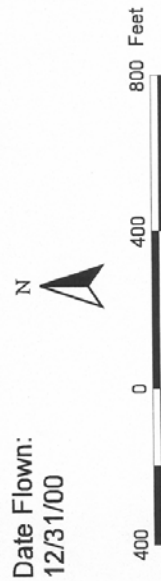


Planning & Zoning Division - GIS



**SPECIAL PERMIT
SE 4-2-03
Zoning and Aerial Map**

Prepared by: ID
Date Prepared: 5/9/03



Date Flown:
12/31/00

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